

1 BILL NO. R- 81-03-22

2 RESOLUTION NO. R- 25-81

3 A RESOLUTION approving the final
4 report of the Economic Development
5 Study Committee, commending said
6 committee for its work and
7 recommending adoption of said
8 report as procedure to be followed
9 by Fort Wayne Economic Development
10 Commission and all other concerned
11 persons and governmental units.

12 On March 3, 1981, the final written report of the
13 Economic Developments Study Committee was submitted to
14 the Common Council of the City of Fort Wayne, Indiana for
15 its review and action;

16 The Common Council of the City of Fort Wayne, Indiana
17 has now reviewed said final report and does hereby formally
18 adopt the following resolution concerning the same:

19 BE IT RESOLVED by the Common Council of the City of
20 Fort Wayne, Indiana that the final written report of the
21 Economic Development Study Committee dated March 2, 1981,
22 is hereby approved by the Common Council of the City of
23 Fort Wayne, Indiana;


24 BE IT FURTHER RESOLVED that said Common Council does
25 hereby recommend that the Community and Development and
26 Planning Staff, the Economic Development Commission attorney,
27 the Allen County Council, the Common Council of the City of
28 Fort Wayne, the Community Development and Planning Staff,
29 the Economic Development Commission, the Mayor of the City
30 of Fort Wayne, the attorneys for all applicants, all
31 applicants, the Clerk of the City of Fort Wayne, and all other
32 persons and units of government and applicants follow the
procedure as recommended and proposed for Fort Wayne
Economic Development Commission Bond Procedure;

1 BE IT FURTHER RESOLVED that said final written report
2 together with the proposed "tracking system" for all applicants
3 at all stages of the process be adopted and made a matter of
4 record in the proceedings of the Common Council and that
5 copies thereof be placed by the Economic Development Commission
6 in the hands of all persons concerned with the Economic
7 Development Bond Procedure;

8 BE IT FURTHER RESOLVED that the Economic Development
9 Study Committee is hereby highly commended for its work in
10 producing said final written report and the sincere thanks
11 of all concerned for its devotion to the process of finalizing
12 a workable Fort Wayne Economic Development Commission Bond
13 Procedure.

14 
15 COUNCILMAN

16 Approved as to Form and Legality

17 
18 John H. Logan, Attorney for the
19 Common Council of the City of
20 Fort Wayne, Indiana.
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Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of _____,
19____, at _____ o'clock _____ M., E.S.T.

DATE: _____

Charles W. Westerman
CHARLES W. WESTERMAN
CITY CLERK

Read the third time in full and on motion by _____,
seconded by _____, and duly adopted, placed on its
passage. PASSED (~~Lost~~) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>9</u>	<u>0</u>	_____	_____	_____
BURNS	<u>X</u>	_____	_____	_____	_____
EISBART	<u>X</u>	_____	_____	_____	_____
GiaQUINTA	<u>X</u>	_____	_____	_____	_____
NUCKOLS	<u>X</u>	_____	_____	_____	_____
SCHMIDT, D.	<u>X</u>	_____	_____	_____	_____
SCHMIDT, V.	<u>X</u>	_____	_____	_____	_____
SCHOMBURG	<u>X</u>	_____	_____	_____	_____
STIER	<u>X</u>	_____	_____	_____	_____
TALARICO	<u>X</u>	_____	_____	_____	_____

DATE: 3-10-81

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (~~ZONING MAP~~) (~~GENERAL~~) (~~ANNEXATION~~) (~~SPECIAL~~)
(~~APPROPRIATION~~) (~~ORDINANCE~~) (~~RESOLUTION~~) No. 9-25-81
on the 10th day of March, 1981.

ATTEST:
Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

(SEAL)
John Nuckols
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 11th day of March, 1981, at the hour of
11:30 o'clock A. M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 13th day of March
1981, at the hour of 11 o'clock A. M., E.S.T.

Winfield C. Moses, Jr.
WINFIELD C. MOSES, JR.
MAYOR

BILL NO.

81-03-22

REPORT OF THE COMMITTEE ON ANNEXATION

WE, YOUR COMMITTEE ON Annexation TO WHOM WAS REFERRED AN
ORDINANCE

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE ^{DO} PASS

BEN A. EISBART, CHAIRMAN

DONALD J. SCHMIDT, VICE CHAIRMAN

VIVIAN G. SCHMIDT

SAMUEL J. TALARICO

MARK E. GIAQUINTA

DATE 3-10-81
CHARLES W. WESTERMAN, CITY CLERK



The City of Fort Wayne

March 2, 1981

Mayor Win Moses, Jr.
City-County Building
Fort Wayne, Indiana

Dear Mayor Moses:

This letter transmits the final report of the Economic Development Study Committee. Since you requested the committee be established late in 1980, we have met on several occasions. We concluded that the efforts of the EDC Commission have worked very well in the last several years. However, we did identify some refinements to the process which we feel will make the EDC bonding process even more beneficial to the community.

It is the desire of the study committee that both the Economic Development Commission and the Common Council will review the final report and will act affirmatively to implement its recommendations.

Should you have any questions regarding the enclosed document please contact me.

Sincerely,



Frank W. Heyman
City Controller

cc: Common Council
Fort Wayne/Allen County Economic Development Commission

FWH/kme
Enclosure



The City of Fort Wayne

EDC STUDY COMMITTEE FINAL REPORT

On November 17, 1980, Mayor Moses requested that City Council join with the Administration in establishing a study committee to review the economic development process. Simply stated, the purpose of this committee was to clarify and to develop a consensus on policies and procedures to be followed in reviewing and acting upon EDC applications. The Mayor indicated that the primary EDC actors within the City should be a part of this committee. These included two members from City Council, two members of the City Administration, two members of the EDC Commission and the two attorneys working most closely with the EDC bonding process.

Since the establishment of that committee and its first meeting on December 16, 1980, a variety of conclusions have been reached. These conclusions are summarized below.

1. The EDC original application and its subsequent processing should be the logistical responsibility of the Community Development and Planning EDC staff.
 - a. This will result in applicants being informed of other compatible programs to the EDC financing; and, additionally, it will insure that other forms of assistance are explained to applicants when the EDC bonding is not appropriate.
 - b. With the CD&P/EDC staff responsible for the logistics (under the direction of the EDC attorney) it should allow all of the actors in the process ample time to review and comment on applications.
 - c. It will help insure that the original application carries a full and clearly understandable description of the process.
 - d. It will insure an easily retrievable tracking system for all applications at all stages of the process. (Attached to this report you will find two tracking documents. One will be used for tracking an individual application through all steps of the process and the other will be used as a perpetual summary of all applications received by the City.)

2. Whenever possible applicants should be required to include a Bond Purchaser's Letter of Commitment at the time of original application.
 - a. This would relieve the Committee and the Common Council from the task of making a detailed analysis of the applicant's financial statements.
 - b. It would be a significant indication of the applicant's ability to successfully complete the proposed project.
3. The Economic Development Commission's meetings should be standardized as to time and place.
 - a. This will help insure that the commissioners have advance knowledge of the applications to be considered.
 - b. This should assist the legal community in scheduling for their clients.
 - c. This will insure that the City staff which must comment on projects has improved lead time for submitting written reports to be considered by the commission.
 - d. If the commission's standardized meeting time is properly coordinated with City Council meetings, it should speed the full consideration of the application.
4. A fee should be charged to all EDC applicants.
 - a. This fee should consist of a rate calculated at 50¢ per \$1,000 of the issue, 50% of which is to be paid at the time of application and is non-refundable. The final 50% of the fee will be due at the closing.
 - b. This fee will help defray the actual cost incurred by the City in processing EDC applications.
5. City Council's ability to act on application efficiently and responsibly should be enhanced.
 - a. All back-up materials pertinent to the applicant's Inducement Resolution should be provided to all members of the Finance Committee. (When a project is outside Fort Wayne's city limits, the same back-up materials should be forwarded to the Allen County Council.)
 - b. A mechanism for acting upon the final financing ordinance should be found to allow for a "one meeting" decision. It might be possible for the final financing ordinance to routinely be accompanied by a "suspension of the rules" motion.
 - c. The original Inducement Resolution should carry a limited term, perhaps 180 days maximum, so that projects which cannot be packaged in a reasonable timeframe are not left in a state of limbo.

6. The City should fully investigate the more "aggressive" aspects of the EDC statutes which allow the City to be the primary actor in EDC financed development projects. Because of the potential fate of federal finance programs (e.g., UDAG, EDA), it is imperative to initiate such an investigation as quickly as possible.

Recommendation: The Fort Wayne City Council and the Fort Wayne Economic Development Commission should adopt a resolution to support and implement the conclusions outlined above.

FWH/kme
022681

PROPOSED

Fort Wayne Economic Development Commission Bond Procedure

<u>Date Accomplished</u>	<u>Task</u>
_____	Application, financial statement and letter of financial commitment submitted by applicant to EDC staff.
_____	EDC staff forwards application to EDC attorney.
_____	EDC staff sends notice of EDC hearing to newspaper at least 9 days prior to hearing date.
_____	EDC staff sends meeting agenda and copies of application to be heard to EDC members.
_____	EDC staff sends agenda to media and applicant.
_____	EDC staff routes application for CD&P review.
_____	EDC staff sends City Controller application and financial statements.
_____	CD&P report and Controller's report returned to EDC staff.
_____	Inducement Resolution is drafted.
_____	EDC Public Hearing
_____	Applicants make presentation to EDC.
_____	Commission votes on adoption of Inducement Resolutions.
_____	Resolutions are signed.
_____	Other business conducted as necessary.
_____	Report of Commission is drafted and signed.
_____	EDC staff sends report to City or County Plan Commission (all projects) and appropriate school system (100 jobs or more).
_____	EDC staff submits the required material (application, resolutions, report, etc) to County Council for projects outside City limits.
_____	Plan Commission and school system reports are returned to EDC staff.

_____ County Council takes action on the project.

_____ City Attorney drafts Inducement Resolution for City Council and submits all required material to City Clerk.

_____ EDC staff sends notice of City Council meeting to application.

_____ City Council takes action on the project. (Staff attends meeting)

_____ Mayor signs Council Resolution.

_____ EDC staff notifies applicant of action.

_____ Applicant returns draft closing papers to EDC staff.

_____ EDC staff forwards draft closing papers to EDC attorney.

_____ Attorney responds in writing to staff.

_____ EDC staff sends notice of EDC final hearing to newspaper.

_____ EDC staff sends agenda and letter confirming EDC attorney review to Commission.

_____ Staff drafts final Commission Resolution.

_____ EDC Public Hearing

_____ Final documents are presented by applicants.

_____ Commission adopts final Resolution.

_____ Members sign documents.

_____ Other business conducted as necessary.

_____ City Attorney drafts final City Council Ordinance and submits required material to City Clerk.

_____ City Council takes final action on project.

_____ Mayor signs ordinance.

_____ Staff sends notice of ordinance adoption to applicant.

_____ EDC attorney examines and approves closing documents including all resolutions and ordinances.

_____. Documents are submitted by applicant to Mayor and City Clerk for execution.

_____. Mayor and City Clerk sign documents.

_____. Documents are delivered to EDC attorney.

_____. EDC attorney signs attorney certificate.

_____. Closing occurs (EDC attorney attends).

_____. Completed transcript delivered to City Clerk's office by applicant.

_____. City Clerk notifies EDC staff of receipt and transcript.

	NAME & ADDRESS
	APPLICATION DATE
	REPORT/RESOLUTION OF EDC. DATE
	CITY COUNCIL INDUCEMENT RESOLUTION DATE
	COUNTY COUNCIL INDUCEMENT RESOLUTION DATE
	FINAL APPROVAL DATE OF EDC
	FINAL APPROVAL ORDINANCE OF CITY COUNCIL
	FINAL APPROVAL ORDINANCE OF COUNTY COUNCIL
	ISSUE DATE
	MATURITY DATE
	AMOUNT APPLIED FOR
	AMOUNT ISSUED
	INTEREST RATE
	TRANSCRIPT (DATE) DELIVERED TO CLERK
	PURCHASER OR UNDERWRITER
	BOND COUNCIL
	INDUSTRIAL
	COMMERCIAL
	OFFICE
	RESIDENTIAL
	RECREATION
	MINORITY/ETHNIC-OWNED
	NEW
	EXPANDING
	DESCRIPTION OF BUILDING
	USE OF PREMISES
	NUMBER OF JOBS ADDED
	CITY LIMITS (YES OR NO)
	ATTORNEY/CONTACT PERSON
	COMMENTS